

AGENDA BILL APPROVAL FORM

Agenda Subject Public Hearing: Ordinance No. 6239 - Title 17 (Subdivisions) Amendments		Date: May 26, 2009																								
Department: Planning, Building and Community	Attachments: N/A	Budget Impact: N/A																								
Administrative Recommendation: City Council conduct a public hearing on amendments to Title 17 (Subdivisions) contained in Ordinance No. 6239. <i>(See Item No. VIII.A.1 for further action on this item.)</i>																										
Background Summary: The Development Code and Design Standards Update Project (or Code Update Project for short) involves the comprehensive review, evaluation, and amendment of key City of Auburn development regulations and design standards, including the City's Zoning Code, Subdivision Code, and Engineering Design Standards. The Code Update Project began in September 2008 and is progressing in two phases. Phase 1 addresses the residential portions of Title 17 (Subdivisions) and Title 18 (Zoning). Phase 2 will primarily address the non-residential zoning standards of Title 18 and will also address elements of Title 14 (Project Review). Phase 1 is scheduled for completion in June 2009. Phase 2 is scheduled for completion in September 2009. The update of the Engineering Design Standards is being accomplished concurrently by the Public Works/Engineering Department and is subject to approval by the Public Works Committee of Auburn City Council. L0601-5 O3.4.2.1.2																										
Reviewed by Council & Committees: <table border="0"><tr><td><input type="checkbox"/> Arts Commission</td><td><input type="checkbox"/> Finance</td></tr><tr><td><input type="checkbox"/> Airport</td><td><input checked="" type="checkbox"/> Municipal Services</td></tr><tr><td><input type="checkbox"/> Hearing Examiner</td><td><input checked="" type="checkbox"/> Planning & CD</td></tr><tr><td><input type="checkbox"/> Human Services</td><td><input checked="" type="checkbox"/> Public Works</td></tr><tr><td><input type="checkbox"/> Park Board</td><td><input type="checkbox"/> Other _____</td></tr><tr><td><input checked="" type="checkbox"/> Planning Comm.</td><td></td></tr></table>		<input type="checkbox"/> Arts Commission	<input type="checkbox"/> Finance	<input type="checkbox"/> Airport	<input checked="" type="checkbox"/> Municipal Services	<input type="checkbox"/> Hearing Examiner	<input checked="" type="checkbox"/> Planning & CD	<input type="checkbox"/> Human Services	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Park Board	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Planning Comm.		Reviewed by Departments & Divisions: <table border="0"><tr><td><input type="checkbox"/> Building</td><td><input type="checkbox"/> M&O</td></tr><tr><td><input type="checkbox"/> Cemetery</td><td><input type="checkbox"/> Mayor</td></tr><tr><td><input type="checkbox"/> Finance</td><td><input checked="" type="checkbox"/> Parks</td></tr><tr><td><input type="checkbox"/> Fire</td><td><input checked="" type="checkbox"/> Planning</td></tr><tr><td><input checked="" type="checkbox"/> Legal</td><td><input type="checkbox"/> Police</td></tr><tr><td><input checked="" type="checkbox"/> Public Works</td><td><input type="checkbox"/> Human Resources</td></tr></table>	<input type="checkbox"/> Building	<input type="checkbox"/> M&O	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Mayor	<input type="checkbox"/> Finance	<input checked="" type="checkbox"/> Parks	<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Planning	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Police	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Human Resources
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Action: Committee Approval: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Council Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Referred to _____ Until ____/____/____ Tabled _____ Until ____/____/____ Call for Public Hearing <u>06</u> / <u>01</u> / <u>09</u>																										
Councilmember: Norman	Staff: Baker																									
Meeting Date: June 1, 2009	Item Number: II.A.1																									

Background Summary Continued

The Code Update Project is intended to meet four key objectives:

- Respond to the change in the City Council's role in the quasi-judicial decision-making process for land use and development review process by updating regulations and standards to insure that community goals and expectations are addressed.
- Improve the readability of the development regulations and design standards and make them easier for property owners, developers, and City residents to use
- Update the development regulations and design standards technical content to address known issue areas and better support the City's development review and quasi-judicial decision process
- Ensure that the development regulations and design standards are coordinated and consistent with Auburn's Comprehensive Plan and other state land use and environmental requirements.

The City of Auburn Department of Planning, Building & Community conducted a substantive public outreach and information effort for Phase 1 of the Code Update Project inclusive of:

- 6 hours of public hearing over 2-day period (May 5, 2009 continued to May 7, 2009) by Planning Commission
- 1 Public Open House with notices sent to over 1,000 potentially interested parties, publication of a meeting notice display ad in the Auburn Reporter and meeting notice posting on the City's web site
- 6 advertised public special Meetings of the Planning & Community Development Committee – in addition to review & discussion at regular Committee meetings
- 3 advertised public special Joint Meetings of Planning & Community Development Committee and Planning Commission
- 2 Briefings to Planning Commission at regularly scheduled public meeting
- 5 Code Working Group (Citizen & Interested Parties Advisory Committee) Meetings
- 1 Special Meeting with Interested Code Working Group Members on the Engineering Design Standards Update
- Establishment of a dedicated project information web page on the City's web site - http://www.auburnwa.gov/business/Planning___Development/code_update.asp

The Planning Commission conducted a duly advertised public hearing on the proposed amendments to Title 17 on May 5, 2009 that was continued to May 7, 2009 with public noticing. Following the closure of the public testimony portion of the public hearing, the Planning Commission deliberated and on a positive motion vote recommended approval to the City Council with modifications of the amendments to Title 17 (Subdivisions).

The Planning and Community Development Committee reviewed with staff the recommended modifications from the Planning Commission at its regular meeting on May 11, 2009 and an advertised special meeting on May 12, 2009.

Ordinance No. 6239 comprising the amendments to Title 17 (Subdivisions) was reviewed by the Planning and Community Development Committee as an action item at its May 26, 2009 regular meeting. Ordinance No. 6239 was presented for information purposes to the Municipal Services Committee on May 26, 2009 and to the Public Works Committee on June 1, 2009. The public hearing before the Auburn City Council on Ordinance No. 6239 is scheduled for June 1, 2009 and has been duly advertised.